

Alamosa Plaza

2833 - 2949 E Desert Inn Rd
Las Vegas, NV 89121
SWC Desert Inn Rd & Pecos McLeod Rd



2,375 - 3,630 SF

- Dynamic, in-fill, Albertsons anchored neighborhood center
- Outstanding visibility to over 50,000 vehicles each day
- Multi-tenant retail pad space available
- Serves the large and dense surrounding population of 20,281 within a one-mile radius



	1 Mile	3 Mile	5 Mile
Population	20,281	217,049	475,574
Ave HH Income	\$52,856	\$44,323	\$46,927
Households	8,259	84,757	100,792
Traffic Counts - 53,500 cars daily			
Desert Inn Rd - 37,000 cars daily			
Pecos-McLeod Rd - 16,500 cars daily			

For more information, please contact:

Dan Adamson
702.550.4934 | 702.363.3100 x 112
dan@roicre.com

9121 W Russell Rd Suite 111
Las Vegas, NV 89148
(P) 702.363.3100 | (F) 702.363.0450
www.roicre.com

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Suite	Tenant/Status	SF
2885	Albertsons	58,050
2929	Dotty's	4,800
2933-A1	Great Clips	1,000
2933-A2	Signe Corporation	1,000
2933-A3	Port of Subs	1,200
2949: 1-3	AVAILABLE	3,630
2949: 4-5	AVAILABLE	2,375
2949: 6	H & R Block	1,695
2959-B1	Insurnet	1,400
2959-B2	Sky Nails	1,250
2959-B3	Smoke Shop	1,250



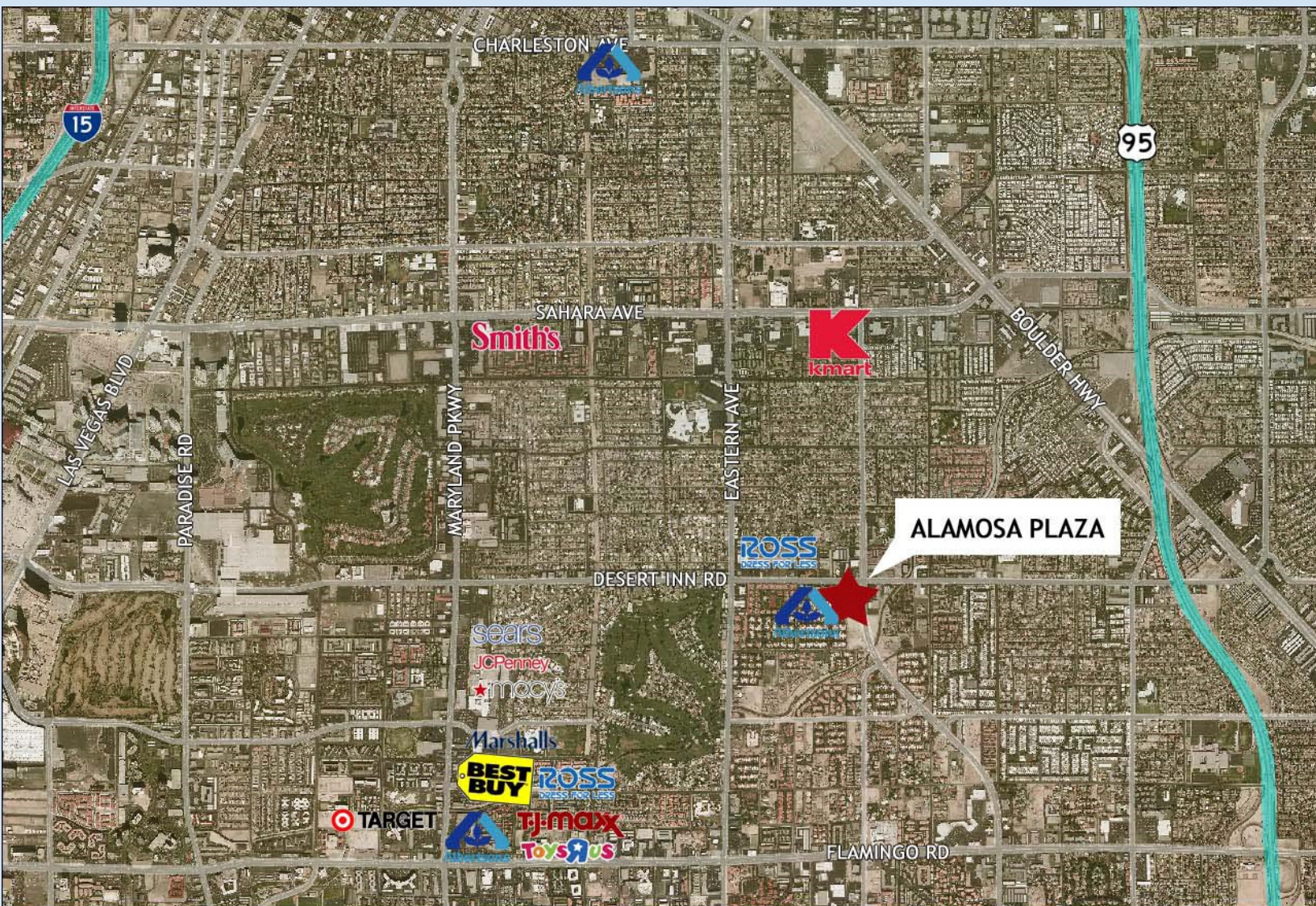
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Site Aerial

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Demographic and Income Profile

Desert Inn Rd & Pecos Rd
Las Vegas, NV 89121
Ring: 1 mile radius

Latitude: 36.13002
Longitude: -115.10872

Summary	Census 2010		2014	2019
Population	19,958		20,281	21,060
Households	8,214		8,259	8,521
Families	4,520		4,520	4,646
Average Household Size	2.43		2.45	2.47
Owner Occupied Housing Units	5,013		4,768	4,903
Renter Occupied Housing Units	3,201		3,491	3,619
Median Age	42.8		43.7	44.9
Trends: 2014 - 2019 Annual Rate	Area	State	National	
Population	0.76%	1.14%	0.73%	
Households	0.63%	1.12%	0.75%	
Families	0.55%	1.09%	0.66%	
Owner HHs	0.56%	1.14%	0.69%	
Median Household Income	3.49%	2.72%	2.74%	
Households by Income	Census 2010		2014	2019
	Number	Percent	Number	Percent
<\$15,000	1,065	12.9%	1,037	12.2%
\$15,000 - \$24,999	1,316	15.9%	978	11.5%
\$25,000 - \$34,999	1,319	16.0%	1,099	12.9%
\$35,000 - \$49,999	1,385	16.8%	1,467	17.2%
\$50,000 - \$74,999	1,518	18.4%	1,582	18.6%
\$75,000 - \$99,999	774	9.4%	1,073	12.6%
\$100,000 - \$149,999	588	7.1%	805	9.4%
\$150,000 - \$199,999	132	1.6%	230	2.7%
\$200,000+	161	1.9%	252	3.0%
Median Household Income	\$38,578		\$45,794	
Average Household Income	\$52,856		\$63,566	
Per Capita Income	\$21,502		\$25,687	
Population by Age	Census 2010		2014	2019
	Number	Percent	Number	Percent
0 - 4	1,129	5.7%	1,120	5.5%
5 - 9	974	4.9%	1,060	5.2%
10 - 14	1,031	5.2%	962	4.7%
15 - 19	1,241	6.2%	1,040	5.1%
20 - 24	1,203	6.0%	1,303	6.4%
25 - 34	2,497	12.5%	2,567	12.7%
35 - 44	2,492	12.5%	2,405	11.9%
45 - 54	2,908	14.6%	2,772	13.7%
55 - 64	2,816	14.1%	2,928	14.4%
65 - 74	2,007	10.1%	2,299	11.3%
75 - 84	1,273	6.4%	1,346	6.6%
85+	389	1.9%	479	2.4%
Race and Ethnicity	Census 2010		2014	2019
	Number	Percent	Number	Percent
White Alone	12,640	63.3%	12,316	60.7%
Black Alone	1,410	7.1%	1,495	7.4%
American Indian Alone	224	1.1%	232	1.1%
Asian Alone	1,150	5.8%	1,222	6.0%
Pacific Islander Alone	115	0.6%	115	0.6%
Some Other Race Alone	3,521	17.6%	3,932	19.4%
Two or More Races	899	4.5%	970	4.8%
Hispanic Origin (Any Race)	7,357	36.9%	8,141	40.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

Demographic and Income Profile

Desert Inn Rd & Pecos Rd
Las Vegas, NV 89121
Ring: 3 mile radius

Latitude: 36.13002
Longitude: -115.10872

Summary	Census 2010		2014		2019	
Population	212,991		217,049		226,930	
Households	83,758		84,757		88,464	
Families	45,147		45,523		47,335	
Average Household Size	2.51		2.53		2.53	
Owner Occupied Housing Units	32,841		31,046		32,125	
Renter Occupied Housing Units	50,917		53,711		56,339	
Median Age	36.6		37.2		37.6	
Trends: 2014 - 2019 Annual Rate	Area		State		National	
Population	0.89%		1.14%		0.73%	
Households	0.86%		1.12%		0.75%	
Families	0.78%		1.09%		0.66%	
Owner HHs	0.69%		1.14%		0.69%	
Median Household Income	2.94%		2.72%		2.74%	
Households by Income	2014			2019		
	Number	Percent	Number	Percent		
<\$15,000	16,901	19.9%	17,452	19.7%		
\$15,000 - \$24,999	15,563	18.4%	12,295	13.9%		
\$25,000 - \$34,999	12,407	14.6%	10,948	12.4%		
\$35,000 - \$49,999	14,185	16.7%	15,578	17.6%		
\$50,000 - \$74,999	13,699	16.2%	14,652	16.6%		
\$75,000 - \$99,999	5,642	6.7%	8,161	9.2%		
\$100,000 - \$149,999	4,082	4.8%	5,694	6.4%		
\$150,000 - \$199,999	1,110	1.3%	1,912	2.2%		
\$200,000+	1,169	1.4%	1,772	2.0%		
Median Household Income	\$32,462		\$37,520			
Average Household Income	\$44,323		\$52,212			
Per Capita Income	\$17,660		\$20,778			
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,025	7.1%	14,753	6.8%	15,593	6.9%
5 - 9	13,312	6.3%	13,531	6.2%	13,827	6.1%
10 - 14	12,326	5.8%	12,454	5.7%	12,999	5.7%
15 - 19	13,916	6.5%	13,182	6.1%	13,532	6.0%
20 - 24	16,102	7.6%	16,891	7.8%	15,809	7.0%
25 - 34	31,182	14.6%	31,668	14.6%	34,005	15.0%
35 - 44	29,234	13.7%	28,041	12.9%	28,140	12.4%
45 - 54	29,477	13.8%	28,805	13.3%	27,568	12.1%
55 - 64	24,861	11.7%	26,317	12.1%	28,051	12.4%
65 - 74	15,827	7.4%	18,760	8.6%	22,076	9.7%
75 - 84	8,848	4.2%	9,311	4.3%	11,431	5.0%
85+	2,881	1.4%	3,336	1.5%	3,899	1.7%
Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	117,827	55.3%	114,750	52.9%	112,642	49.6%
Black Alone	21,572	10.1%	22,829	10.5%	24,586	10.8%
American Indian Alone	2,029	1.0%	2,101	1.0%	2,185	1.0%
Asian Alone	12,747	6.0%	13,411	6.2%	14,983	6.6%
Pacific Islander Alone	1,438	0.7%	1,454	0.7%	1,546	0.7%
Some Other Race Alone	46,985	22.1%	51,439	23.7%	58,895	26.0%
Two or More Races	10,392	4.9%	11,065	5.1%	12,093	5.3%
Hispanic Origin (Any Race)	92,979	43.7%	100,728	46.4%	112,557	49.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

Demographic and Income Profile

Desert Inn Rd & Pecos Rd
Las Vegas, NV 89121
Ring: 5 mile radius

Latitude: 36.13002
Longitude: -115.10872

Summary	Census 2010	2014	2019			
Population	466,578	475,574	496,772			
Households	167,832	170,014	177,580			
Families	99,903	100,792	104,823			
Average Household Size	2.72	2.74	2.74			
Owner Occupied Housing Units	70,935	67,324	69,727			
Renter Occupied Housing Units	96,897	102,690	107,852			
Median Age	34.1	34.6	35.0			
Trends: 2014 - 2019 Annual Rate	Area	State	National			
Population	0.88%	1.14%	0.73%			
Households	0.87%	1.12%	0.75%			
Families	0.79%	1.09%	0.66%			
Owner HHs	0.70%	1.14%	0.69%			
Median Household Income	2.49%	2.72%	2.74%			
Households by Income	2014		2019			
	Number	Percent	Number	Percent		
<\$15,000	31,866	18.7%	32,449	18.3%		
\$15,000 - \$24,999	27,933	16.4%	21,801	12.3%		
\$25,000 - \$34,999	23,628	13.9%	20,740	11.7%		
\$35,000 - \$49,999	29,209	17.2%	31,816	17.9%		
\$50,000 - \$74,999	30,186	17.8%	31,817	17.9%		
\$75,000 - \$99,999	13,185	7.8%	18,622	10.5%		
\$100,000 - \$149,999	9,131	5.4%	12,503	7.0%		
\$150,000 - \$199,999	2,322	1.4%	4,070	2.3%		
\$200,000+	2,555	1.5%	3,762	2.1%		
Median Household Income	\$35,563		\$40,211			
Average Household Income	\$46,927		\$54,895			
Per Capita Income	\$17,200		\$20,131			
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	36,024	7.7%	35,526	7.5%	37,531	7.6%
5 - 9	33,227	7.1%	32,960	6.9%	33,642	6.8%
10 - 14	31,101	6.7%	30,992	6.5%	31,832	6.4%
15 - 19	33,545	7.2%	31,488	6.6%	31,922	6.4%
20 - 24	35,340	7.6%	38,051	8.0%	35,275	7.1%
25 - 34	70,147	15.0%	71,851	15.1%	78,152	15.7%
35 - 44	65,643	14.1%	62,911	13.2%	63,783	12.8%
45 - 54	62,223	13.3%	61,354	12.9%	58,761	11.8%
55 - 64	49,464	10.6%	52,886	11.1%	56,564	11.4%
65 - 74	29,604	6.3%	35,399	7.4%	42,291	8.5%
75 - 84	15,508	3.3%	16,635	3.5%	20,492	4.1%
85+	4,751	1.0%	5,521	1.2%	6,526	1.3%
Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	244,318	52.4%	238,632	50.2%	234,668	47.2%
Black Alone	50,284	10.8%	52,876	11.1%	56,443	11.4%
American Indian Alone	4,088	0.9%	4,203	0.9%	4,335	0.9%
Asian Alone	29,407	6.3%	30,979	6.5%	34,577	7.0%
Pacific Islander Alone	3,135	0.7%	3,157	0.7%	3,336	0.7%
Some Other Race Alone	112,385	24.1%	121,405	25.5%	137,023	27.6%
Two or More Races	22,961	4.9%	24,321	5.1%	26,390	5.3%
Hispanic Origin (Any Race)	220,914	47.3%	236,586	49.7%	261,036	52.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.